

**MINUTES OF THE GROWTH MANAGEMENT UPDATE TASK FORCE
TO THE LANCASTER COUNTY PLANNING COMMISSION**

DATE: 6 July 2004

ATTENDANCE:

<u>Name</u>	<u>Affiliation</u>
Ron Beam	RETTEW Associates, Inc.
Lois Herr	Lancaster County Planning Commission
Rita A. Byrne	Lancaster County Historic Preservation Trust
Susan Eckert	United Way of Lancaster County
Carolyn French	Fulton Bank
Ralph Goodno	Lancaster County Conservancy
Allan Granger	Lancaster County Planning Commission
Nancy Halliwell	Lancaster County Planning Commission Region 4
Caroline Hoffer	Barley, Snyder, Senft & Cohen
G. Curtis Jones	Lancaster County Association of Township Supervisors
Mike Kyle	Lancaster Area Sewer Authority
Donald McNutt	Lancaster County Conservation District
Katina Musser	4-H Youth Development/Penn State Cooperative Extension
Randy Patterson	Lancaster County Housing & Redevelopment Authority
Steven Sylvester	Dept. of Earth & Environment, Franklin & Marshall College
Diane Tannehill	Lancaster Community Indicators Project
Karen M. Weibel	Lititz Borough Planning Commission
Dan Zimmerman	Lancaster County Transportation Authority

Other: David Blank, Sadsbury Township; Mark Deimler, Strausser Surveying and Engineering, Inc.; Pat Fasano, Octoraro Watershed Association; Frank Howe, Leacock Township; Calvin Keene, Bart Township; Matthew Knepper, Lancaster County Agricultural Preserve Board; Robert J. Landis, Jr., Quarryville Borough; Steve Powell, Powell Steel; Jonathan Price, Lancaster County Planning Commission Region 5; Bud Rettew, Christiana Borough; Andy Young, Red Knob Farm; and Matt Young, Red Knob Farm.

Staff: Christopher Neumann, Nancy J. Williams, Mary Frey, Julia Goodman, Randall L. Heilman, Gwen Newell, Dean Severson, and Mari Rich.

Absent: Eugene Aleci, Rev. Edward Bailey, Thomas Baldrige, Dan Betancourt, Virginia Brady, Phyllis Campbell, Frank Christoffel, III, Frank Christoffel, IV, Tom Despard, Julianne Dickson, Rich Doenges, Charlie Douts, John Fiorill, Randy Gockley, Jack Howell, Rich Hurst, Steven Iovino, Terry Kauffman, Karen Koncle, Donald Kraybill, Arthur Mann, Sr., Karen Martynick, Jim Miller, Logan Myers, Wendy Nagle, Lilia Nice, David Nikoloff, Jay Parrish, Patrice Polite-Dixon, Steven Sawyer, Barry Smith, Tom Smithgall, Antonio Suarez, Allen Taylor, Betty Tompos, J. Scott Ulrich, and Peter Whipple.

ORDER OF BUSINESS:

1. Welcome and Introductions:

Co-Chair Ron Beam called the meeting to order at 8:04 a.m. He thanked the Task Force members for adjusting their calendars to accommodate the Tour of the Southern Region of Lancaster County. Mr. Beam also thanked elected and appointed officials and business representatives for participating in the tour. He extended thanks to Quarryville Borough Council President Robert Landis and to the Quarryville Library for the use of the facility. Mr. Beam then turned the meeting over to Co-Chair Lois Herr.

Welcome - Ms. Herr welcomed everyone. She invited each attendee to introduce him/herself and to state the organization or group that he/she represents.

Administrative Item - The June 1st Meeting Minutes of the Growth Management Update Task Force were approved with one revision, Caroline Hoffer was added to the absentee list.

2. Overview of the Plan Review Subcommittee Report:

Dan Zimmerman, 1997 Plan Update Review Subcommittee Chair, gave an overview of the Plan Review Subcommittee Report. He stated that the Subcommittee reviewed the 1997 Growth Management Plan Update to identify its strengths and weaknesses.

Mr. Zimmerman discussed three strengths of the 1997 Plan Update:

- Growth Areas – Lancaster County is recognized as a leader in growth management.
- Agricultural / Open Space Protection and Preservation – Lancaster County has become #1 in Agricultural Preservation in the nation.
- Inter-municipal Cooperation / Regionalism – There has been an increase of inter-municipal cooperation and an increase in the number of multi-municipal plans that have been completed in the County.

Mr. Zimmerman also discussed a mixture of weaknesses of the 1997 Plan Update and recommendations to strengthen the pending Plan Update:

- Plan Format – The 1997 Plan Update is not reader friendly. For the pending Plan Update, the Subcommittee recommends an implementation schedule, measurable growth management goals, and an executive summary be incorporated.
- Focus / Implementation - Implementation of the pending Plan Update needs to incorporate a broader range of stakeholders than the 1997 Plan Update.
- Visions for the Future – Development of new, visionary ideas for the boroughs and the City are needed in the pending Plan Update.
- Demographics / Trends – Demographic trends should be reflected in the pending Plan Update.
- Quality of Life – The pending Plan Update should emphasize the need for Quality of Life amenities.
- Land Development – The desired density ratio of 5.5 dwellings per acre in the 1997 Plan Update has not yet been reached but progress is occurring.

- Growth Management – Implementation of the growth management tools and techniques recommended in the 1997 Plan Update has been limited.
- Infrastructure – The pending Plan Update should support infrastructure development prior to or at the same rate as residential/industrial development.
- Agricultural / Rural Areas – The pending Plan Update needs to focus on managing growth outside established UGAs/VGAs.
- Economy – Economic Development needs to be addressed in the pending Plan Update.

Tour - The balance of the meeting consisted of the Tour of the Southern Region of Lancaster County, beginning with presentations at the Library by Steve Powell, Principal, Powell Steel, and G. Curtis Jones, Supervisor, Little Britain Township. Those presentations were followed by a bus trip through the region which coincided with the previously shared itinerary. Another copy of the itinerary is attached. The tour extended until 1:00 pm and was videotaped in its entirety, including the initial presentations made at the library by Mr. Powell and Mr. Jones. Critical highlights of the tape will be shared with the Task Force and the consultant for discussion and analysis purposes later in the process.

3. Adjournment of Meeting and Tour – 1:10 pm